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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT:	The Residence at Carter Lake New Development Carter Lake, IA	Report No.	Three (3)
OWNER:	OPG Carter Lake Partners, LLC Dan Maximuk 254 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	January 9, 2026
CONTRACTOR:	Koester Construction Company 3050 SE Enterprise Dr. Grimes, IA 50111	Architect's Proj No.	25-3489
		Contract For:	General Construction Mechanical, Electrical

The work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect.

DESCRIPTION:

- 1) Contractor to make adjustments as needed and required per the modifications as indicated on attached drawings and in the below descriptions:
 - a. Solar panels, by others, will be installed at the roof. Reference attached revised Sheets A5.1, ME1.2, E1.1, E1.2, and E4.1, for additional information on location, electrical needs, connections, etc.
 - b. Light fixture 'L', (2 total), located above Community Room #124 (reference Sheet E1.1), has been selected by owner/interior designer. Reference the attached "Community Light Fixture" drawing for more information.

Attachments:

1. Revised Architectural Sheet A5.1
2. Revised MEP Sheets ME1.2, E1.1, E1.2, E4.1
3. Community Light Fixture Drawing

Issued by: Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402
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Copies to:

Koester Construction
OPG - Dan Maximuk, Austin Kack, Amanda Klaus, Katie Jardieu
LST - Ryan Lies
Structural - Isaac Cundiff, Marcus Himmelberg
Civil - Elizabeth Hunter



REVISION:
12-17-2025

DATE: 8-1-2025
JOB: 25-3489
SHEET NO.:

A5.1

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ROOF GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
- MANUFACTURER & INSTALLER SHALL BE RESPONSIBLE FOR TOTAL ROOF SYSTEM INCLUDING TRANSITIONS, FLASHINGS, ETC. TO MAINTAIN WATER TIGHT ROOF SYSTEM. SUBMIT MANUFACTURERS AND ROOFING SYSTEMS PER THE GENERAL CONDITIONS.
- MANUFACTURER SHALL WARRANT TOTAL ROOF SYSTEM.
- REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
- PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS.
- CONTRACTOR SHALL TE-IN AND COORDINATE WITH UNDERGROUND ROOF COLLECTOR, EACH DOWNSPOUT LOCATION. REFERENCE CIVIL DRAWINGS.
- INSTALL FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
- CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.
- ALL METAL MATERIALS (I.E. VALLEYS, FLASHINGS, ETC...) SHALL BE .0217" THICK (26 GA) PREFINISHED GALVANIZED OR ALUM. ZINC ALLOY. ALL FASTENERS MUST BE COMPATIBLE WITH ASSOCIATED METALS/MATERIALS. METALS MUST BE INSTALLED PER SMOCA's "ARCHITECTURAL SHEET METAL MANUAL."
- CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.
- PROVIDE PERMANENT IDENTIFICATION ACCEPTABLE TO LOCAL AUTHORITIES AT ALL DRAFTSTOPS AND DRAFTSTOP ACCESS.
- CONTRACTOR TO INSTALL ICE & WATER SHIELD @ ALL TRANSITIONS & METAL FLASHING. (IF APPLICABLE)
- BUILDING EQUIPPED THROUGHOUT W/ AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE IN ACCORDANCE W/ 2018 IBC SECTION 903.3.1.1. PROTECTION NOT REQUIRED IN ATTIC SPACE PER IBC SECTION 903.3.1.2.3
- MAINTAIN A 36" CLEARANCE AROUND ALL MECH UNITS.
- REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS
- AT LOWER ROOF - INSTALL ATTIC VENTILATION OF NOT LESS THAN 1/150 OF THE ATTIC AREA WITH 50% OF REQ'D VENTILATION LOCATED IN THE UPPER PORTION OF THE ROOF AREA, PER IBC 2018, SECTION 1203.2
- INSTALL ATTIC ACCESS PER DETAIL E-A4.5. LOCATE PER ROOF PLAN
- AT UPPER ROOF - INSTALL DRAFTSTOPS PER IBC 2018, SECTION 718.3 & 718.4 (REF. ALSO 718.3.2, & 718.4.2). DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH DWELLING UNITS AND SEPARATION WALLS. PER IBC 2018 SECTION 718.4.2, EXCEPTION 3: DRAFTSTOP COMPARTMENTS NOT TO EXCEED 3,000sf OR (2) DWELLING UNITS.
- CONTRACTOR TO USE NAILS FOR FASTENING NEW SHINGLES. STAPLES ARE NOT ALLOWED.
- ROOFING INSTALLATION - DETAILS INDICATED ON THIS SHEET ARE GENERIC/GENERAL. CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS & RECOMMENDATIONS, BUT NOT LESS THAN THOSE RECOMMENDED BY NRCA's "THE ROOFING & WATERPROOFING MANUAL" & "STEEP SLOPE ROOF SYSTEMS".

DRAFTSTOPPING & ATTIC VENTILATION

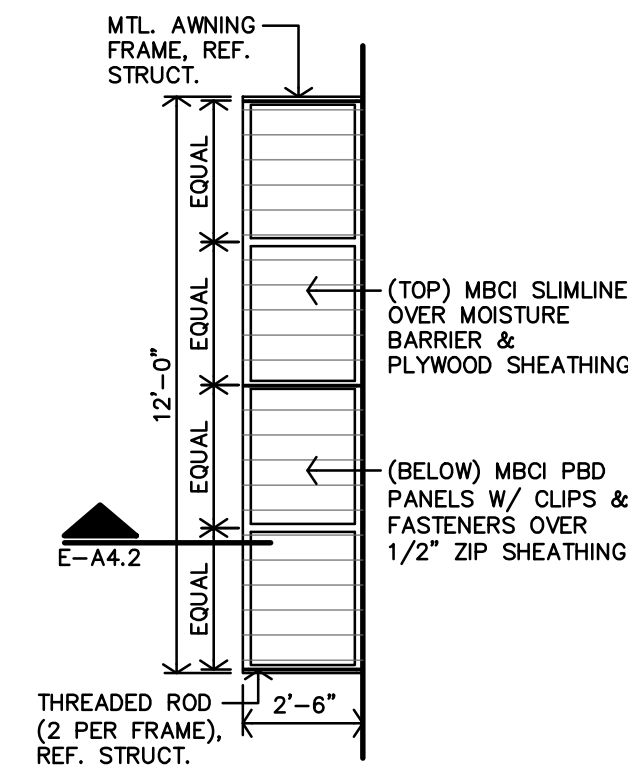
DRAFTSTOPPING IS PROVIDED IN THE ATTIC SPACE ACCORDING TO 2018 IBC SECTIONS 708.4.2 & 718.4. DRAFTSTOPPING AREA CALCULATIONS SHOWN ON ROOF PLAN, THIS SHEET.

AREA 1 (1,893 SF) 1,893/150 = 12.62 (of NFA VENTILATION REQ'D) 1.83 X 7 = 12.81 (of NFA VENTILATION PROVIDED)	AREA 6/14 (1,537 SF) 1,537/150 = 10.25 (of NFA VENTILATION REQ'D) 1.83 X 6 = 10.98 (of NFA VENTILATION PROVIDED)
AREA 2/16 (206 SF) 206/150 = 1.37 (of NFA VENTILATION REQ'D) 1.83 X 1 = 1.83 (of NFA VENTILATION PROVIDED)	AREA 7 (1,296 SF) 1,296/150 = 8.64 (of NFA VENTILATION REQ'D) 1.83 X 5 = 9.15 (of NFA VENTILATION PROVIDED)
AREA 3/11 (1,968 SF) 1,968/150 = 13.12 (of NFA VENTILATION REQ'D) 1.83 X 8 = 14.64 (of NFA VENTILATION PROVIDED)	AREA 8/12 (1,353 SF) 1,353/150 = 9.02 (of NFA VENTILATION REQ'D) 1.83 X 5 = 9.15 (of NFA VENTILATION PROVIDED)
AREA 4 (668 SF) 668/150 = 4.45 (of NFA VENTILATION REQ'D) 1.83 X 3 = 5.49 (of NFA VENTILATION PROVIDED)	AREA 9 (504 SF) 504/150 = 3.36 (of NFA VENTILATION REQ'D) 1.83 X 2 = 3.66 (of NFA VENTILATION PROVIDED)
AREA 5 (861 SF) 861/150 = 5.74 (of NFA VENTILATION REQ'D) 1.83 X 4 = 7.32 (of NFA VENTILATION PROVIDED)	AREA 10 (605 SF) 605/150 = 4.03 (of NFA VENTILATION REQ'D) 1.83 X 3 = 5.49 (of NFA VENTILATION PROVIDED)
	AREA 13 (1,698 SF) 1,698/150 = 11.32 (of NFA VENTILATION REQ'D) 1.83 X 7 = 12.81 (of NFA VENTILATION PROVIDED)

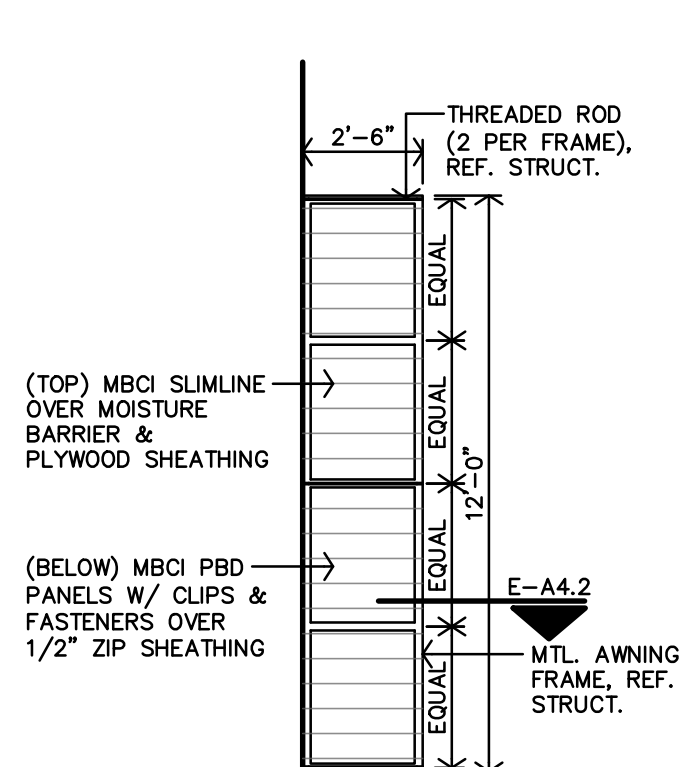
LEGEND

- INSTALL 60-MIL TPO ROOFING MEMBRANE OVER 1/2" COVER BOARD, (TAPERED INSULATION AS REQUIRED FOR ROOF DRAINAGE, REFERENCE ROOF PLAN), ROOF SHEATHING & ROOF TRUSSES (REF. STRUCT). PROVIDE TERMINATION BARS, FLASHING, SEALANT, & CAULKING. RUN ROOFING MEMBRANE UP BACKSIDE OF PARAPETS AND INSTALL PARAPET METAL FLASHING CAPS (COLOR TO BE DETERMINED). ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR, FULL COVERAGE WARRANTY.
- 2-HR FIRE PARTITION TO UNDERSIDE OF DECK. (ELEVATOR SHAFT BELOW)
- ELEVATOR SHAFT: INSTALL 60-MIL TPO ROOFING MEMBRANE OVER 1/2" COVER BOARD, XPS RIGID INSUL (6" min. R-28, ROOF SHEATHING & RAFTERS (REF. STRUCT). PROVIDE TERMINATION BARS, FLASHING, SEALANT, & CAULKING. RUN ROOFING MEMBRANE UP BACKSIDE OF PARAPETS AND INSTALL PARAPET METAL FLASHING CAPS (COLOR TO BE DETERMINED). ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR, FULL COVERAGE WARRANTY.
- LOCATION OF ROOF HATCH & SAFETY RAIL PER SPEC
- INSTALL DRAFTSTOP DOOR(S) PER IBC 2018, SECTION 718.4.1.1. REFERENCE DETAIL D-A4.5
- INSTALL ATTIC ACCESS PER IBC 2018, SECTION 1209.2. REFERENCE DETAIL E-A4.5
- INSTALL GRAVITY VENTILATOR, SIM. TO GREENHECK GRS-18-QD, (MUST HAVE 1.83 SF OF NFA OR GREATER).

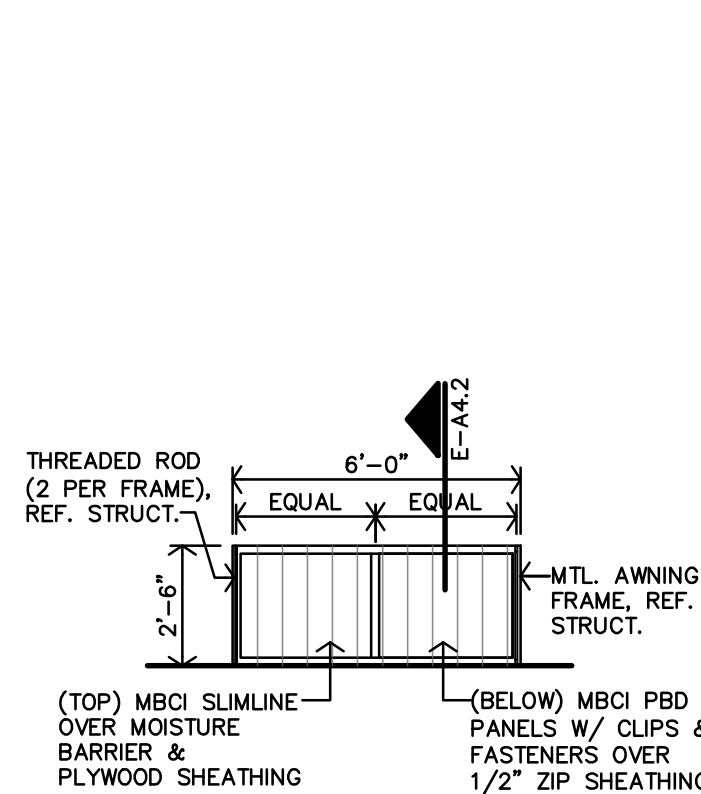
	INDICATES ROOFING MATERIAL
	INDICATES LOCATION OF A PREFIN. THRU-WALL SCUPPER & BOX W/ 4"x4" DOWNSPOUT. DOWNSPOUTS TO BE ROUTED UNDERGROUND TO NEARBY STORM DRAIN, REFERENCE CIVIL DWGS. COORDINATE LOCATIONS WITH WINDOWS BELOW. AVOID CONFLICTS WHERE DOWNSPOUTS RUN IN FRONT OF WINDOWS OR ARE REQUIRED TO JOG AROUND WINDOWS.
	INDICATES LOCATION OF A PREFIN. THRU-WALL OVERFLOW SCUPPER & BOX W/ LAMBS TONGUE. TO BE LOCATED IN A LOCATION THAT IS APPROX. 2" ABOVE (VERTICALLY) FROM THE BOTTOM OF THE INLET OF THE ADJACENT SCUPPER BOX



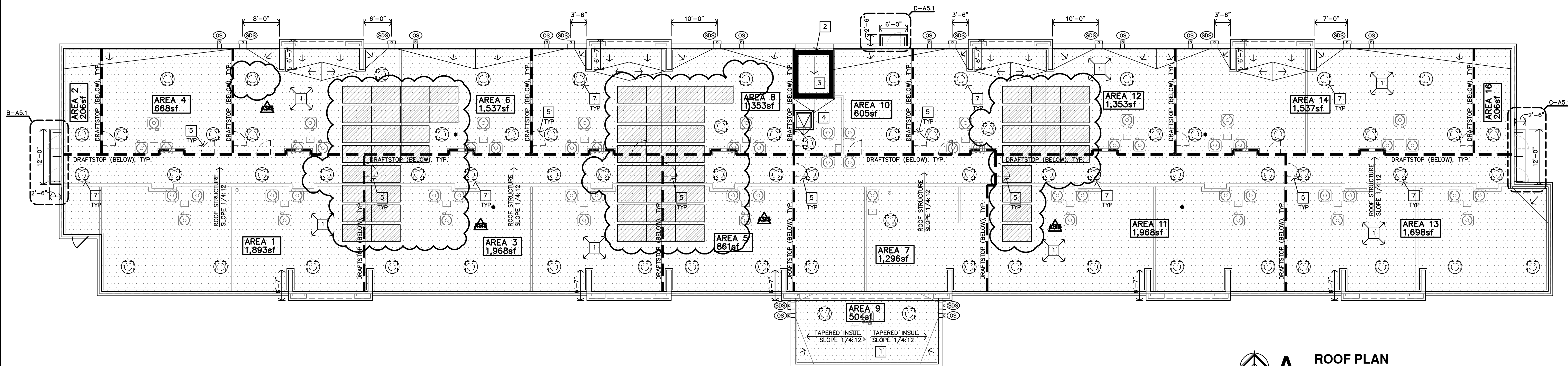
B MTL. AWNING PLAN
1/4"=1'-0"



C MTL. AWNING PLAN
1/4"=1'-0"



D MTL. AWNING PLAN
1/4"=1'-0"

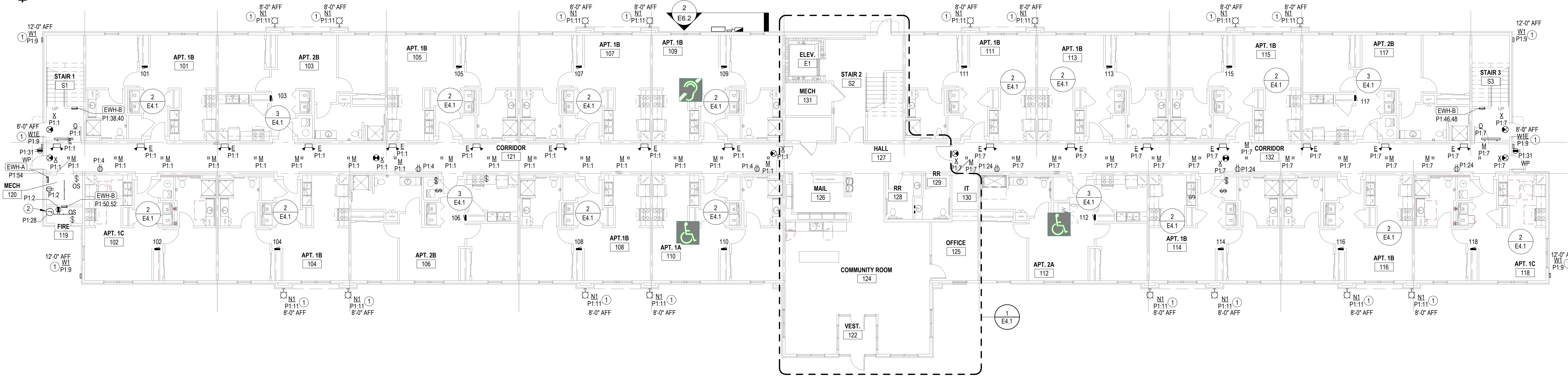


A ROOF PLAN
3/32"=1'-0"

- NOTES BY SYMBOL**
- ROUTE CIRCUIT THROUGH CONTACTOR INDICATED.
 - 120V POWER FOR FIRE SPRINKLER SYSTEM FLOW SWITCH(ES) AND BELL. PROVIDE #8 CU BONDING JUMPER FROM CIRCUIT EQUIPMENT GROUNDING CONDUCTOR TO METAL SPRINKLER SYSTEM PIPING AT AN ACCESSIBLE LOCATION PER NEC 250.104(B). COORDINATE WORK WITH FIRE SPRINKLER SYSTEM INSTALLER.
 - PROVIDE 30A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE, HUBBELL #HBL7832D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.
 - ELEVATOR POWER MODULE SWITCH: 400A/208V/3P SWITCH COMPLETE WITH 225A DUAL ELEMENT, TIME DELAY CLASS 'J' FUSES, 120V CONTROL TRANSFORMER, FIRE ALARM SAFETY INTERFACE RELAY, KEY TEST SWITCH, GREEN PILOT LIGHT, AUXILIARY CONTACTS FOR ELEVATOR RECALL, AND FIRE ALARM VOLTAGE MONITORING RELAY. EATON BUSSMAN #PS-4-T20-R1-K-G-B-F1 OR EQUAL. COORDINATE EXACT MOUNTING LOCATION AND REQUIREMENTS WITH ELEVATOR EQUIPMENT INSTALLER, AND PROVIDE FINAL ELECTRICAL CONNECTION TO ELEVATOR CONTROLLER. SEE DETAIL 1:E6.1.
 - 30A DISCONNECT SWITCH, LOCKABLE IN "OFF" POSITION, WITH SOLID NEUTRAL AND (1) 20A DUAL-ELEMENT, TIME DELAY FUSE IN NEMA 1 ENCLOSURE FOR ELEVATOR CAB LIGHTS & EXHAUST. MOUNT AT 6'-0" AFF TO TOP AND LABEL WITH CORRESPONDING ELEVATOR CAR NUMBER AND CIRCUIT NUMBER. COORDINATE EXACT MOUNTING LOCATION AND REQUIREMENTS WITH ELEVATOR EQUIPMENT INSTALLER. PROVIDE FINAL ELECTRICAL CONNECTION TO ELEVATOR CONTROLLER.
 - PROVIDE POWER FOR ELEVATOR SHUNT TRIP CONTROL. SEE 1:E6.1 FOR MORE INFORMATION.
 - ROUTE (2) 1" CONDUITS WITH PULL STRING FROM MAIN ELECTRICAL ROOM TO ROOF. COORDINATE EXACT LOCATION WITH SOLAR PANEL INSTALLER.



2 SECOND FLOOR-ELECTRICAL PLAN
3/32" = 1'-0"

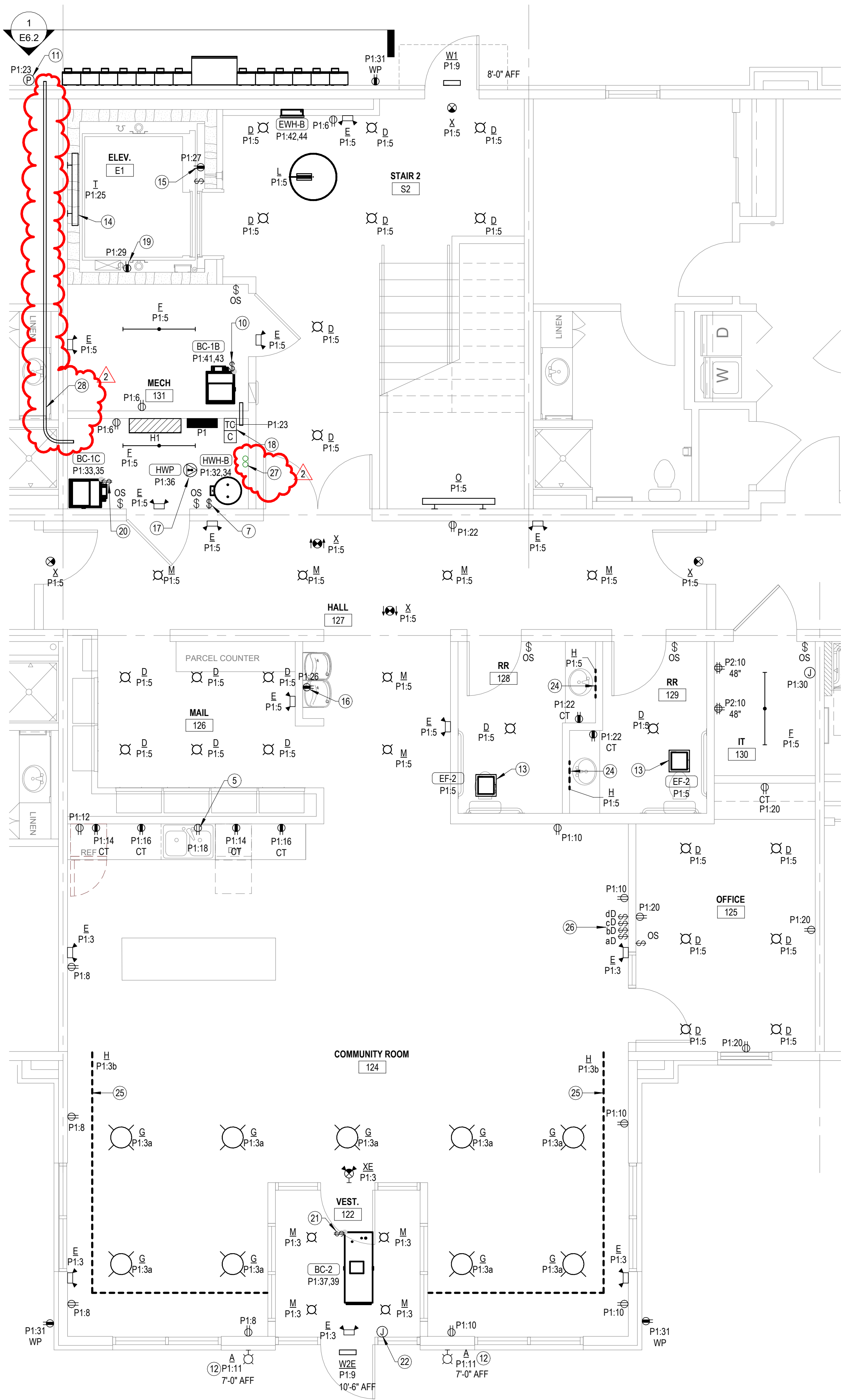


1 FIRST FLOOR-ELECTRICAL PLAN
3/32" = 1'-0"



REVISIONS:	
1	09-03-2025 ADDENDUM #1
2	01-09-2026 ASI #3
DATE: 8-1-2025	
JOB: 25-3489	
SHEET NO.:	

- NOTES BY SYMBOL**
- CONNECT EXHAUST FAN/LIGHT PROVIDED BY MECHANICAL CONTRACTOR.
 - SWITCH CLOSEST TO DOOR SHALL CONTROL ALL LIGHTS IN BATHROOM, AND THE OTHER SWITCH SHALL CONTROL THE EXHAUST FAN.
 - PROVIDE 120V CONNECTION TO MICROWAVE/RANGE HOOD. STANDARD AND ADAPTABLE UNITS WILL HAVE MICROWAVE ABOVE RANGE. ACCESSIBLE UNITS WILL HAVE RANGE HOOD. COORDINATE EXACT ELECTRICAL ROUGH-IN REQUIREMENTS WITH EQUIPMENT PROVIDED. IF EQUIPMENT IS CORD AND PLUG, PROVIDE RECEPTACLE INSIDE CABINET ABOVE RANGE.
 - PROVIDE SWITCH IN ACCESSIBLE UNITS FOR CONTROL OF RANGE HOOD.
 - PROVIDE RECEPTACLE BELOW COUNTER FOR CORD AND PLUG CONNECTION OF DISHWASHER. PROVIDE CORD AND GROUNDING PLUG AS REQUIRED.
 - SWITCHED RECEPTACLE BELOW COUNTER FOR GARBAGE DISPOSAL. COORDINATE EXACT LOCATION OF SWITCH WITH ARCHITECT.
 - PROVIDE 30A/2P SNAP SWITCH AND CONNECT WATER HEATER. INSTALL SWITCH ADJACENT TO WATER HEATER.
 - COORDINATE FINAL LOCATIONS OF ALL CATV AND PHONE OUTLETS WITH OWNER.
 - TELECOM DISTRIBUTION DEVICE APPROXIMATELY 4'-0" AFF. COORDINATE EXACT REQUIREMENTS WITH UTILITY PROVIDER SELECTED BY OWNER.
 - PROVIDE 40A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL842D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.
 - PHOTOCELL FOR CONTROL OF EXTERIOR LIGHTS. SEE 2.E6.1 FOR MORE INFORMATION.
 - ROUTE CIRCUIT THROUGH CONTACTOR INDICATED.
 - SWITCH EXHAUST FAN WITH ROOM LIGHTS.
 - INSTALL LUMINAIRE ON WALL OF ELEVATOR PIT/HOISTWAY.
 - INSTALL RECEPTACLE ON WALL OF ELEVATOR PIT/HOISTWAY. VERIFY EXACT LOCATION WITH EQUIPMENT INSTALLER.
 - COORDINATE EXACT MOUNTING LOCATION OF DRINKING FOUNTAIN RECEPTACLE WITH PLUMBING CONTRACTOR. WIRE FROM LOAD SIDE OF ADJACENT GFI RECEPTACLE TO PROVIDE GFI PROTECTION FOR DRINKING FOUNTAIN RECEPTACLE.
 - ROUTE 120V CIRCUIT FOR HOT WATER RECIRCULATION PUMP THROUGH ADJACENT AQUASTAT. PROVIDE 20A/1P SNAP SWITCH ADJACENT TO PUMP AND MAKE FINAL FLEXIBLE CONNECTION. COORDINATE WITH PLUMBING CONTRACTOR.
 - TIMECLOCK AND CONTACTORS FOR EXTERIOR LIGHTING CONTROL. RE: 2.E6.1.
 - PROVIDE 120V POWER CONNECTION TO ELEVATOR SUMP PUMP ALARM PANEL AND 1" CONDUIT WITH PULL STRING STUBBED INTO ELEVATOR PIT FOR CONTROL CABLING. COORDINATE ALL WORK WITH PLUMBING CONTRACTOR.
 - PROVIDE 50A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7852D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.
 - PROVIDE 60A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7862D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.
 - PREP DOOR JAMB WITH RACEWAY AS INDICATED IN DETAIL 3.E6.1 FOR AUTOMATIC DOOR OPENER. COORDINATE EXACT REQUIREMENTS WITH OWNER.
 - PROVIDE TIMER SWITCH EQUAL TO AIR CYCLER 'SMART EXHAUST' FOR CONTROL OF EXHAUST FAN. SET SWITCH PER MANUFACTURER'S INSTRUCTIONS TO OPERATE FAN AS INDICATED BELOW:
1 BEDROOM: 26 MINUTES PER HOUR
2 BEDROOM: 35 MINUTES PER HOUR
 - INSTALL LED TAPE LIGHT BEHIND RESTROOM MIRROR. REFERENCE 'E.A8.1' FOR MORE INFORMATION. PROVIDE ALL REQUIRED COMPONENTS AND ACCESSORIES FOR COMPLETE INSTALLATION.
 - INSTALL LED TAPE LIGHT IN CEILING COVE. REFERENCE 'W.A4.5' AND 'A.A7.1' FOR MORE INFORMATION. PROVIDE ALL REQUIRED COMPONENTS AND ACCESSORIES FOR COMPLETE INSTALLATION.
 - PROVIDE PRESET SLIDE DIMMER COMPATIBLE WITH ASSOCIATED LIGHT FIXTURES. SEE 2.E1.1 FOR FIXTURES TO BE CONTROLLED BY SWITCHES 'C' AND 'D'.
 - ROUTE (2) 1" CONDUITS WITH PULL STRING FROM MAIN ELECTRICAL ROOM TO ROOF. COORDINATE EXACT LOCATION WITH SOLAR PANEL INSTALLER.
 - ROUTE 1-1/2" CONDUIT FROM MAIN ELECTRICAL ROOM TO EXTERIOR FOR INSTALLATION OF SOLAR PANEL SERVICE DISCONNECT SWITCH PROVIDED BY OTHERS. COORDINATE EXACT LOCATION WITH SOLAR PANEL INSTALLER.



- NOTES BY SYMBOL
- 1

ALL HEAT PUMPS, UNLESS NOTED OTHERWISE, ARE "HP-1" AND CORRESPOND TO MATCHING BLOWER COIL FOR DWELLING UNIT AS TAGGED. TYPICAL.
- 2

PROVIDE 30A/2-POLE, NON-FUSED DISCONNECT SWITCH IN NEMA 3R ENCLOSURE AND MAKE FINAL CONNECTION TO EQUIPMENT IN LFMC RACEWAY. MOUNT TO UNISTRUT FRAME SUPPORTED FROM EQUIPMENT SUPPORT RAILS.
- 3

MOUNT RECEPTACLE TO UNISTRUT FRAME SUPPORTED FROM HEAT PUMP UNISTRUT FRAME.
- 4

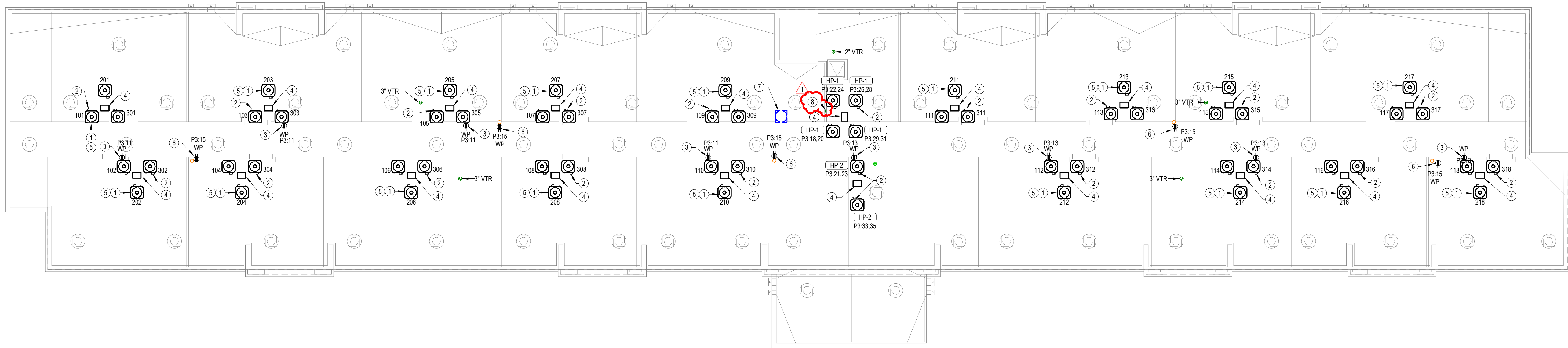
ROUTE REFRIGERANT PIPING DOWN THROUGH ROOF TO MATCHING BLOWER COIL. PROVIDE PIPING PENETRATION ASSEMBLY EQUAL TO RPH AWI SERIES ROOF VAULT WITH EXIT SEALS FOR REFRIGERANT PIPING AND ELECTRICAL CONDUIT AND TWO ADDITIONAL SPARE EXIT SEALS. SUBMIT PRODUCT DATA FOR REVIEW PRIOR TO INSTALLATION.
- 5

MOUNT HEAT PUMP TO UNISTRUT FRAME SUPPORTED ON NVENT CADDY PYRAMID ROOF SUPPORTS. PROVIDE VIBRATION ISOLATOR BETWEEN ROOF SUPPORTS AND UNISTRUT FRAME. COORDINATE INSTALLATION WITH ROOFING CONTRACTOR. TYPICAL.
- 6

PROVIDE RECEPTACLE ON ROOF FOR FUTURE RADON FAN. COORDINATE EXACT LOCATION PRIOR TO COMMENCING WORK. COORDINATE ROOF PENETRATIONS WITH ROOFING CONTRACTOR AND G.C.
- 7

PROVIDE GRAVITY ROOF VENTILATOR WITH BIRD SCREEN EQUAL TO GREENHECK GRSI-12. MINIMUM 0.82 SQUARE FOOT THROAT AREA. PROVIDE WITH ROOF CURB COMPATIBLE WITH 8/00F SLOPE AND MATERIAL.
- 8

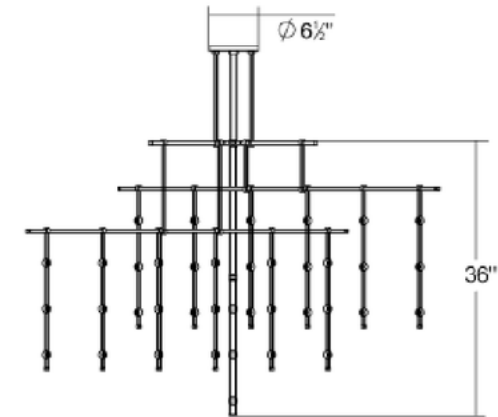
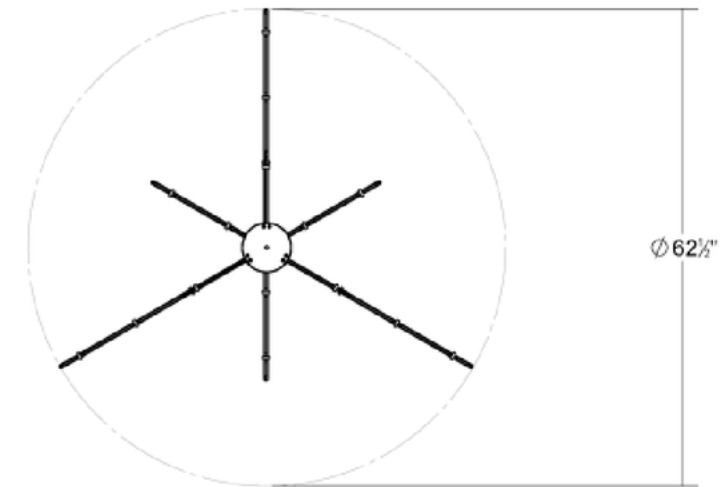
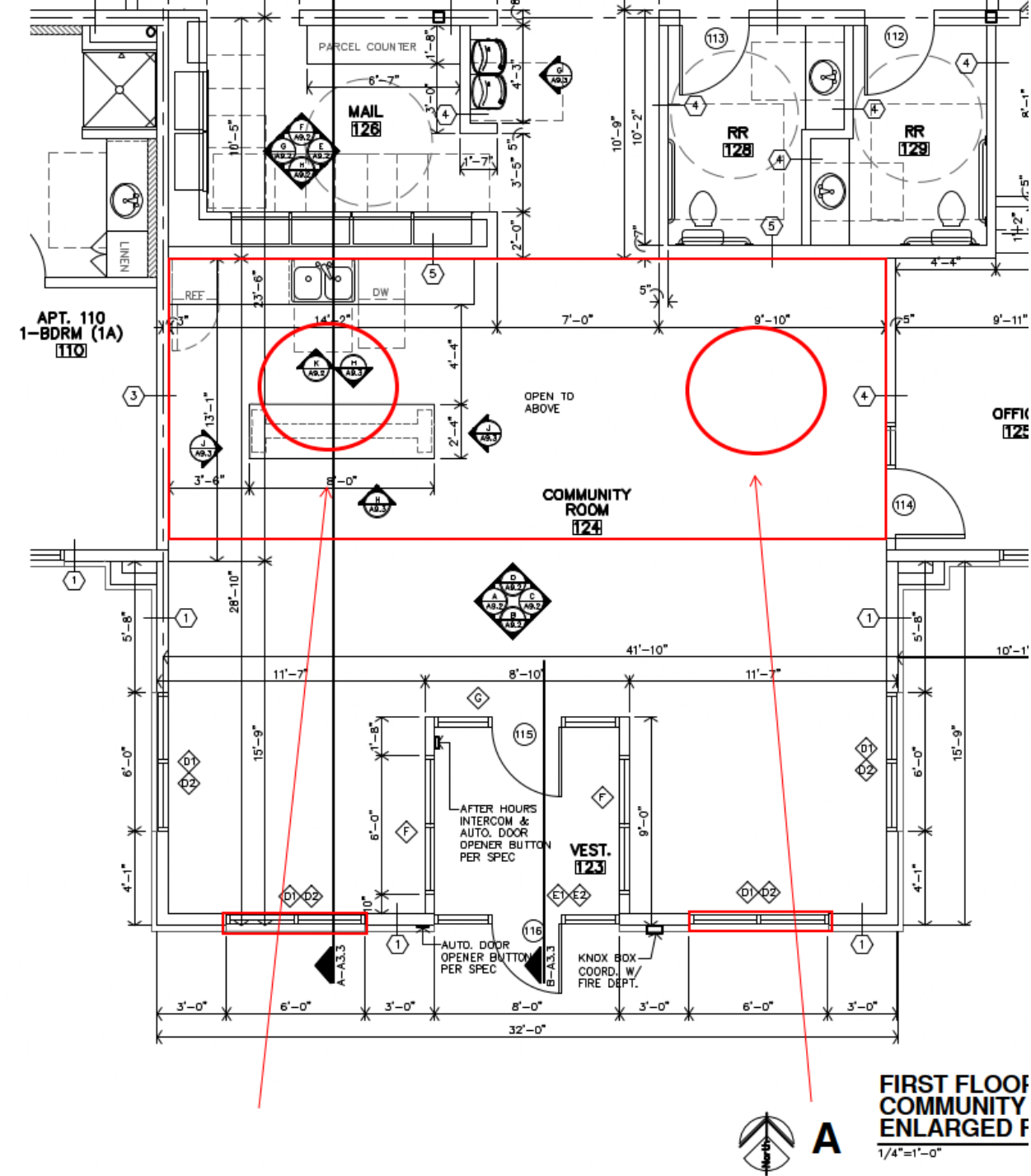
ROUTE (2) 1" CONDUITS WITH PULL STRING FROM MAIN ELECTRICAL ROOM TO ROOF. COORDINATE EXACT LOCATION WITH SOLAR PANEL INSTALLER.



1

M/E ROOF PLAN

3/32" = 1'-0"



Sonneman
Suspenders 4-Tier Tri-Bar w/Crystal Ladder Light Luminaires

Product Information - SKU S1D48K-JC06XX18-LL01
Satin Black 48"